

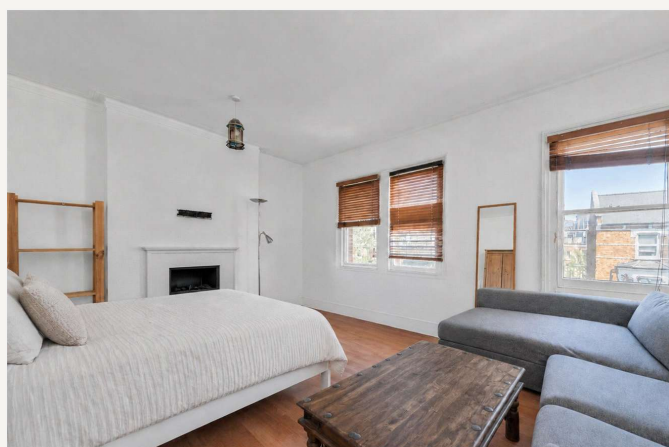


Saltram Crescent, W9

£800,000 *Share of Freehold*

3  1  1 

Winkworth have the pleasure in offering a bright, spacious three bedroom maisonette in need of updating with a stunning south westerly facing roof terrace arranged over the top two floors (entrance on the first floor) of an elegant converted period house, located in the heart of Maida Vale. The apartment offers approximately 1154 sq. ft. (with storage eaves) of well-proportioned flexible accommodation, with a large reception room, a kitchen breakfast room with stairs leading on to a large roof terrace, three bedrooms and a bathroom suite. Saltram Crescent is situated close to all the local amenities offered by this fashionable area, including the boutique shops & cafes of Salusbury Road (Approx. 0.3 miles), Paddington Recreation Ground with outstanding children's play area, tennis courts, running tracks (Approx. 0.5 Miles) and the underground (Approx. 0.4 Miles) at Queens Park (Bakerloo line). The apartment is also located approximately one mile from the famous Portobello Road and Little Venice.



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

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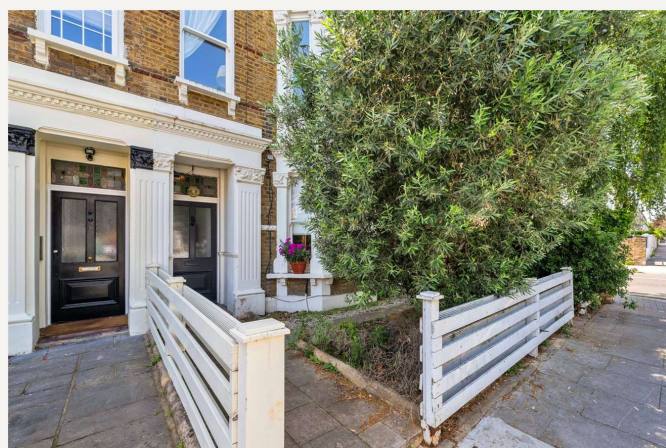
KEY FEATURES

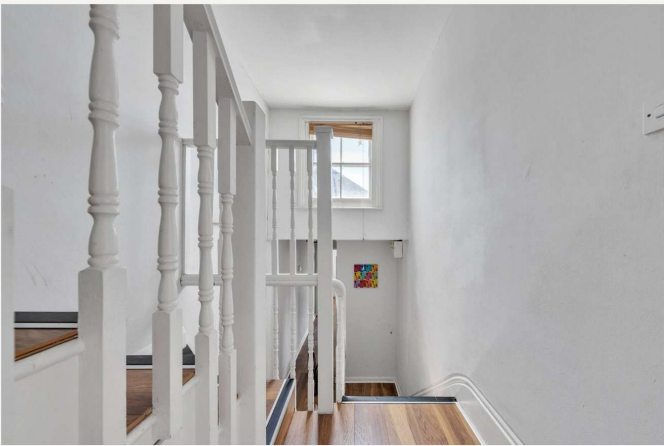
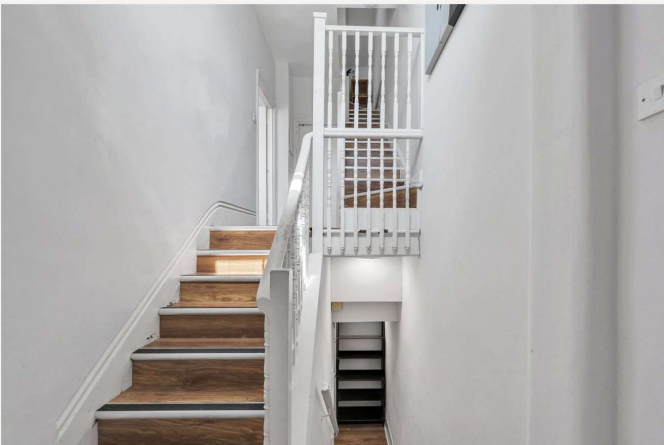
- Three Bedrooms
- Large Reception Room
- Family Bathroom
- Separate Kitchen/Breakfast Room
- South-Westerly Facing Roof Terrace



MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 30/03/2173
Service Charge: £1,308 per annum
Ground Rent: £0 Annually
Council Tax Band: E
EPC rating: E





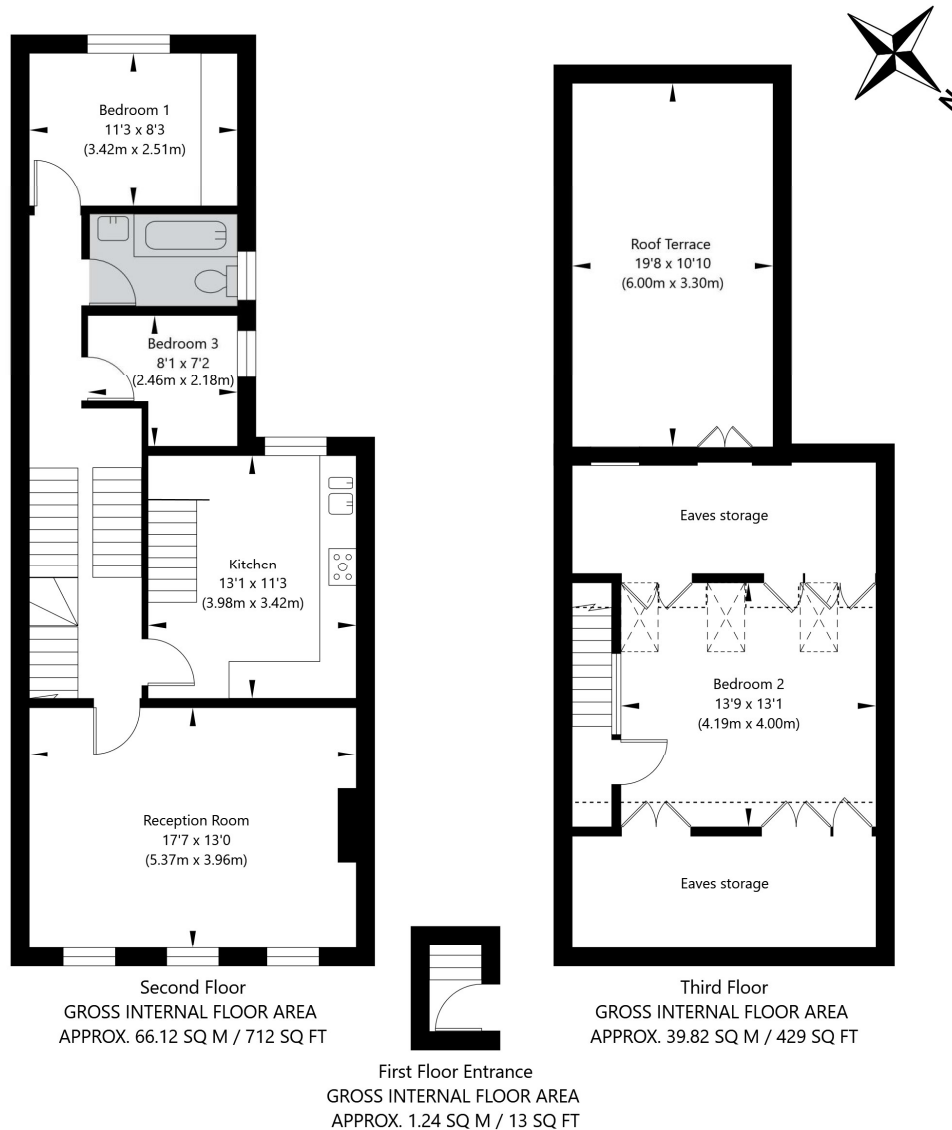
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260153>

Saltram Crescent, Maida Hill, London W9 3HR



APPROXIMATE GROSS INTERNAL FLOOR AREA 107.18 SQ M / 1154 SQ FT
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA 85.71 SQ M / 921 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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